

# STANDARDS FOR RESIDENTIAL PLANS & CONSTRUCTION DOCUMENTS



*Where Quality Is A Lifestyle*

## **Permits and Inspections Department**

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Web: [http://www.fayettecountyga.gov/bldg\\_permits/infobldg.asp](http://www.fayettecountyga.gov/bldg_permits/infobldg.asp)

**EFFECTIVE: January 1, 2009**

# STANDARDS FOR RESIDENTIAL PLANS & CONSTRUCTION DOCUMENTS

Each construction project approved by the Fayette County Permits & Inspections Department (FCPID) must be represented by complete plans and construction documents that clearly show all components necessary to comply with the construction codes and requirements to safeguard public safety, health or general welfare. The plans and construction documents stamped "REVIEWED FOR CODE COMPLIANCE" serves as official evidence that the FCPID has reviewed the plans and construction documents prior to the initiation of construction activities.

Plans and construction documents submitted to the FCPID must be of sufficient nature to clearly show the project in its entirety with emphasis on the following:

- Construction codes compliance
- Definition of scope of work
- Structural integrity
- Adequately sized electrical systems (if applicable)
- Energy conservation code compliance

**ADVISORY NOTE:** The intent of this guide is to standardize the minimum construction documents necessary for the FCPID to perform a plan review and prevent unnecessary corrections. It is not the intent of this guide to replace provisions of the applicable construction codes. Where differences occur between this guide and the construction codes, the construction codes shall prevail.

This guide represents the requirements of the FCPID only. Please check with other departments and agencies for their specific requirements. A phone list of other departments and agencies is provided at the end of this guide.

Residential plans and construction documents are not required to be initially prepared by a registered design professional (e.g. architect or engineer). However, structural calculations are required where structural elements, components or systems exceed the prescriptive provisions of the code. If structural calculations are required by the code, the calculations must be prepared in accordance with accepted engineering practice by a registered design professional.

## DRAWINGS

The minimum required drawings depend greatly upon the size, nature and complexity of the project. Identify the plans with a title block that includes the name, address and phone number of the person, firm or corporation responsible for preparing the plans. Not all of the following requirements will apply to every project. Typical notes are encouraged for clarity. Many of the following requirements can be illustrated by a typical cross-section. A separate plan or plan sheet is not required for each of the following elements and these elements may be combined provided the plans remain legible.

## LOCATION AND DESIGN CRITERIA

- Identify the physical location of the proposed construction project by an address or vicinity map.
- Indicate the following design criteria for Fayette County:

Applicable Construction Code: **2006 International Residential Code® w/Georgia Amendments**

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA										
GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			Weathering	Frost line depth	Termite					
5-psf	90 (3-second gust)	B (Site Class D)	Moderate	4-inches	Very Heavy	22° F	No	(a) June 12, 1983 (b) March 18, 1996	67° F-Days	62.2° F

## **SITE / PLAT REQUIREMENTS**

Indicate the following:

- Proposed new structures, any existing buildings or structures, all property lines with dimensions, all streets, easements and setbacks.
- North arrow.

## **ARCHITECTURAL REQUIREMENTS**

Indicate the following:

- All floors including basements. Floor plans must be fully dimensioned and drawn to scale.
- All rooms, with their use labeled.
- All doors and windows. Include size, direction of door swing, window type (i.e. single-hung, slider, fixed, casement, etc.).
- Specify egress requirements where required.
- Location of safety glazing.
- Stairway locations. Indicate required landings.
- Guard (guardrail) requirements at locations more than 30-inches above adjacent floor level or grade.

## **FOUNDATION REQUIREMENTS**

Indicate the following:

- All foundations and footings.
- Minimum footing width, depth. Include any pier footings.
- For basement and crawlspace construction, indicate wall thickness, type (poured, block, etc...), and rebar size and on-center spacing.
- Compressive strength of concrete being used.
- Note anchoring method and on-center spacing.

## **WOOD FRAMED FLOORS, WALLS AND ROOF REQUIREMENTS**

Indicate the following:

- Lumber size, grade, species, and on-center spacing.
- For engineered floor joists used in a prescriptive application: indicate the product name, product series, joist depth, on-center spacing (o/c), span and design deflection.  
EXAMPLE: 14" TJI, series 110 @ 16" o/c (L/360)
- For metal plate connected wood trusses (open web trusses)
- Provide manufacturers engineering/installation package for TJI's, floor trusses, and roof trusses at framing inspection.

## **EXTERIOR ELEVATIONS**

- Provide elevations, to measurable scale, for front, sides, and rear of home.

## **MECHANICAL SYSTEM**

Indicate the following:

- Location of mechanical equipment.
- Location of exhaust fans at required locations.
- Location and type of fireplace (masonry or factory-built).

## **PLUMBING SYSTEM**

Indicate the following:

- Location of all plumbing fixtures and equipment.

## ELECTRICAL SYSTEM

Indicate the following:

- Location and sizes of all panels and service equipment.
- Location of all receptacle outlets, switches and lighting receptacles.
- Arc-fault circuit-interrupter (AFCI) requirements at bedrooms.
- Ground-fault circuit-interrupter (GFCI) protection at required locations.
- Provide electrical calculations for all new electrical systems and modifications to existing systems. For modifications to existing systems, load calculations shall demonstrate that the new loads will not overload the existing service. Refer to the 2008 National Electrical Code® (NEC), Article 220 and Annex D for residential instructions and example calculations. A "Dwelling Electrical Calculation" worksheet is available from the FCPID, but is limited single dwellings units having the total connected load served by a single 120/240-volt, 3-wire service with an ampacity of 100 or greater.

- **OTHER REQUIREMENTS**

- **Structural Calculations:** Structural calculations are required only where structural elements, components or systems exceed the prescriptive provisions of the code. **Documents must be submitted to Permits and Inspections Department for review and approval PREVIOUS to framing inspection.**
- **Energy Code Compliance:** An approved method for providing compliance to the IECC 2006 Energy Code and Georgia amendments shall be provided. The three approved methods of compliance are Prescriptive, REScheck™ or Performance. In addition, a permanent Georgia Energy Code Compliance certificate shall be readily accessible and posted on or near the electrical distribution panel or air handler. The certificate shall detail amongst other things the type and efficiency of heating, cooling and water heating equipment along with the calculated heating loads, sensible cooling load, latent cooling load and cfm for space conditioning. The certificate shall be completed by the builder or registered design professional.
- **Addenda, Changes and Revisions:** A new plan sheet (or partial plan) must be provided where addenda and changes are proposed affecting minimum code compliance. It is responsibility of the permit applicant to notify the FCPID of any and all changes throughout the project and provide revised plans, calculations or other appropriate documents prior to actual construction.

- **ADDITION/RENOVATION PERMITS** shall include the following:

**Energy Compliance-** not required on basement finishes unless new fenestrations (windows, doors, etc. are installed).

**Floor Plan-** drawn to measurable scale, all rooms labeled, location and sizes of all windows and doors.

**Electrical Calculations-** two complete calculations required on- (1) the primary structure the service serves. (2) The addition/renovation area. Locate all receptacles, switches, outlets, bath fans, smoke alarms.

**Plumbing/Mechanical-** show location of all mechanical equipment and plumbing fixtures on plans.

**Other-** Include all foundation and framing information as well as identifying each room. Must show exterior elevations.

- **POOL PERMITS-** shall include the following:

**Plat-** reflecting pool location, deck or slab area around the pool.

## HELPFUL TELEPHONE NUMBERS

CALL BEFORE YOU DIG	800-282-7411
Department of Transportation	706-646-6566
Fayette County Clerk of Superior Court	770-716-4290
Water System	770-461-1146
Environmental Health (Septic Tanks/Fields) – Suite 200	770-305-5415
Fayette County Permits & Inspections Department – Suite 201	770-305-5403
Fayette County Stormwater Department – Suite 203	770-305-5410
Fayette County Planning & Zoning Department – Suite 202A	770-305-5419

Any questions you may have concerning the Plan Review Process should be directed to:

Steve Tafoya (770) 305-5127  
Joe Scarborough (770) 305-5130

### **\*\*NOTICE\*\***

**ANY WORK CONCEALED BEFORE THE  
NECESSARY INSPECTION HAS BEEN APPROVED  
WILL REQUIRE AN ENGINEERS EVALUATION SIGN-  
OFF OR TO BE PROPERLY EXPOSED FOR THE  
INSPECTION.**